



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

September 27, 1983

Newton A. Williams, Esquire  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
N/S of Slade Ave., 758' W of  
Reisterstown Rd. 3rd Election  
District  
130 Slade Avenue - Petitioner  
NO. 80-169-X (Item No. 106)

Dear Mr. Williams:

It has been brought to my attention that you are requesting a change in the configuration of the building in the above referenced case.

A careful perusal of the case file and my notes as well as the plan prepared by Paul Lee Engineering, Inc., revised February 26, 1980, and further revised in red and green on September 27, 1983, indicates that the above referenced plan appears to be within the spirit and intent of my Order of April 23, 1980. No parking shall be permitted between the building and Slade Avenue.

I will entertain any written comments submitted on or before October 15, 1983 by Mr. Albert Lettre, an interested party at the original hearing. In addition, minor revisions to drives and parking arrangements may be suggested by zoning technicians. The restriction on the original order requiring the approval of a plan, including landscaping and screening approval is still in effect.

Very truly yours,  
*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

cc: Mr. Albert Lettre  
206 Slade Avenue  
Pikesville, Maryland 21208

J. EARLE PLUMHOFF  
NEWTON A. WILLIAMS  
WILLIAM M. HESSON, JR.  
THOMAS J. BENNER  
WILLIAM P. ENGLEHART, JR.  
STEPHEN J. NOLAN  
G. SCOTT BARNHART  
ROBERT L. HANLEY, JR.

LAW OFFICES  
NOLAN, PLUMHOFF & WILLIAMS  
CHARTERED  
204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

September 29, 1983



Honorable Jean M. H. Jung  
Deputy Zoning Commissioner of Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: Petition for Special Exception N/S of  
Slade Ave., 758' W. of Reisterstown Rd.  
3rd Election District  
130 Slade Avenue - Petitioner NO.  
80-169-X (Item No. 106)

Dear Mrs. Jung:

Thank you for your letter of September 27, 1983, in reply to our letter of September 12.

During our office meeting with you, you will recall that Mr. Lee marked his marked-up, revised plat, September 27, 1983, and that plat is the one which your letter approves.

We appreciate your consideration of this matter, and we look forward to moving forward with the project as soon as after October 15 as possible, and, of course, that date is the deadline for Mr. Albert Lettre of 206 Slade Avenue, a protestant in the original case, to object to this smaller building an improved site.

Of course, as you note in the last sentence of your letter, the approval of the landscaping and screening plan is still in effect, and we will pursue that matter and other matters with Mr. Boker and his staff in current planning.

In the meanwhile, we have dialed our file for Monday, October 17, since of course the 15th falls on a Saturday.

Both our clients and this office appreciate your consideration in approving this improved building, smaller in overall square footage, with less on site parking, and more overall landscaping.

Sincerely yours,

*Newton*  
Newton A. Williams

NWJ:llb  
cc: Morton Gorn, John Colvin, Paul Lee

TO: Mrs. Jung  
September 29, 1983  
Page 2

P.S. to all carbon copy addresses:

Gentlemen:

Of course, Mrs. Jung's original order of April 23, 1980, allowed utilization within five (5) years, and I am glad to see that we are well ahead of that deadline.

As we all know, in the spring of 1982, Baltimore County adopted bill 5482, the new Development Regulations, and technically and legally the construction of this building and the improvement of the site constitutes "Development" under the bill.

However, there are provisions in section 22-43 of the bill for waivers of the County Review Group (CRG) processing, and Steve Nolan and our office will contend in filing for a waiver, that we come under sub-section (3), relating to amendments to an approved plan or plat which do not materially alter the proposed development, since in fact this plan will have a smaller building only one story high, more overall landscaping in all probability, and less parking.

We may also be able to bring ourselves under sub-section (8) relating to a commercial development of land involving only one building for a single use, in that we will contend that, although the property is zoned for offices, that the single use users are all offices, although current planning may contend that multiple tenants are not a single use, although we believe that office use constitutes a single use. Of course, we are not in a commercial zone, but offices are in the nature of a commercial venture.

Finally, we will file under sub-section (13) relating to any proposed development, which the director of planning finds would cause unnecessary hardship.

We feel that there is a significant chance of obtaining a CRG waiver for this property, in view of the fact the special exception has already been granted, and in view of the fact that Deputy Zoning Commissioner Jung, has looked at the revised plan of September 27, 1983 and approved it.

Please note that Mrs. Jung has allowed the 20' driveway on Paul's plat in front of the building, and if necessary we could give that up in bargaining with Mr. Boker.

Also, of course, we have photographs in our file of the surroundings, including Pikesville Amory Garages to the north and the rear; the highrise apartments at 130 Slade to the west; the new building at 122 Slade which will provide landscaping along its western boundary in place of landscaping on your eastern boundary, as well as the fact that we have a plumbing company and a dental office across the street, and all of these uses will be

TO: Mrs. Jung  
September 29, 1983  
Page 3

looking at modern well-landscaped site, with a one story building instead of a two story building. Finally, the several lots to the northeast on Slade Avenue are to be displaced by Milford Mill Road, and these rented homes will be removed, and this also noted on Paul's plat.

The procedure under the Development Regulations, bill 5482, calls for a decision on such waivers by the director of planning, and of course Mr. Boker, the chief of the current planning division makes a strong recommendation for or against it, and then the planning board must approve such waiver, and if it does nothing the waiver stands.

We will prepare an appropriate waiver form, and we will need to file with it several copies of Paul's revised plan as dated September 27, 1983, approved by Mrs. Jung, and we would ask Paul to have another five copies made from this micro-filmed document.

We would like to file this waiver with Mr. Ogle who is filling in for Mrs. Carrell, in current planning, early in the week beginning Monday, October 3, and we will follow up in this matter and keep everyone informed. As we all know a CRG would involve posting the property, and could delay the project for months, and give neighborhood residents or other office owners in the area a second chance to object, and to either defeat or at least stall this important project.

With best regards to all.

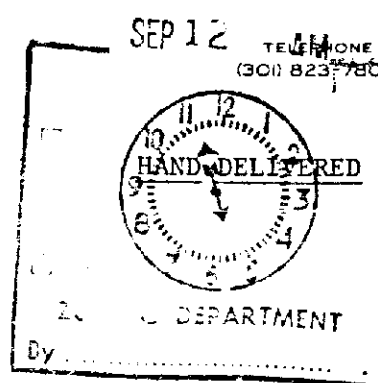
Sincerely,  
*Newton*  
Newton A. Williams

NWJ:llb

J. EARLE PLUMHOFF  
NEWTON A. WILLIAMS  
WILLIAM M. HESSON, JR.  
THOMAS J. BENNER  
WILLIAM P. ENGLEHART, JR.  
STEPHEN J. NOLAN  
G. SCOTT BARNHART  
ROBERT L. HANLEY, JR.

LAW OFFICES  
NOLAN, PLUMHOFF & WILLIAMS  
CHARTERED  
204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

September 12, 1983



Jean M. H. Jung  
Deputy Zoning Commissioner of Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: 124, 126, and 128 Slade Avenue - Revisions for Proposed  
One-Story Office Building by 124 Slade Associates

Dear Commissioner Jung:

As a result of our meeting with you, Commissioner Jablon, Mr. Dyer, and Mr. Lee on August 23, 1983, Mr. Lee prepared a marked-up plat from the plat which accompanied the petition for the special exception case and which was last revised on February 26, 1980. We are hand delivering this plat to you for your review and consideration.

Essentially, the plans for the down-sized office building will eliminate the originally planned 22,000 square-foot second floor and reduce the overall floor area from 42,000 square feet to 22,000 square feet. The basic building coverage will be kept at 100 feet by 220 feet, counting the formerly proposed second floor overhang, but allowing a 20-foot rear extension toward the rear of the rear of the armory garages.

As the marked-up plat by Mr. Lee reflects, our clients propose to use plant screening on the west side of the tract against the open 130 Slade apartment parking area, although 130 Slade does not screen its own parking.

Due to the new three-story office building being built at 122 Slade Avenue, almost on our clients' easternmost property line, no screening will be needed and none should be provided. In other words, screening will be provided by the developers of the 122 Slade professional center.

Mr. Lee has shown a landscaped area to include a shallow grass storm water management area while retaining the front driveway for better internal circulation, but with no parking in front.

I will be more than happy to discuss this plat with you further or to answer any additional questions which you might have. I greatly appreciate your consideration of this matter.

Very truly yours,  
*Newton*  
Newton A. Williams

NWJ:SJN:jka  
Enclosure

cc: Mr. John Colvin (w/encl.)  
Mr. Morton Gorn (w/encl.)  
Mr. Paul Lee, P.E.

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning

FROM: Petition No. 80-169-X Item 106

SUBJECT: Petition for Special Exception  
North side of Slade Avenue, 758 feet West of Reisterstown Road  
Petitioner: 130 Slade Avenue Associates Partnership.

Date: February 12, 1980

## Third District

HEARING: Thursday, February 28, 1980 (2:15 P.M.)

Office use would be appropriate here; however, this office is concerned with the size of the building and parking area. It is this office's opinion that were the building and parking area reduced to provide approximately 25% open space, the proposed would be more in keeping with the character of the area.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>MBC</i>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <i>IOCA 79-44-X</i> <i>78-75-XA</i>	Map # _____									

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 19 day of Nov., 1975.\*Filing Fee \$ 50 Received: ✓ Check

Cash

Other

#106

Petitioner 130 Slade Ave. Assoc. Submitted by N. WilliamsPetitioner's Attorney J. P. ... Reviewed by MBC

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION FOR SPECIAL EXCEPTION  
3rd DISTRICT

ZONING: Petition for Special Exception  
LOCATION: North side of Slade Avenue, 758 feet West of Reisterstown Road  
DATE & TIME: Thursday, February 28, 1980 at 2:15 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Special Exception for offices and an office building in a D.R. 15 zone  
All that parcel of land in the Third District of Baltimore County, beginning for the same at a point on the North side of Slade Avenue, said point being located westerly 758 feet ± from the center line of Reisterstown Road; thence binding on the north side of Slade Avenue (1) S 90 degrees 05 minutes W 269.50 feet; thence leaving said north side of Slade Avenue (2) N 30 degrees 30 minutes W 363.92 feet to intersect the existing DR 16 and DR 5.5 zoning line as shown on Baltimore County Zoning Map NW 7 E; thence binding on said zoning line (3) N 59 degrees 50 minutes E 288.50 feet; thence leaving said zoning line (4) S 90 degrees 30 minutes E 306.83 feet to the place of beginning. Containing 2.26 acres of land, more or less, and known as 124, 126 and 128 Slade Avenue.  
Being the property of 130 Slade Avenue Associates Partnership, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, February 28, 1980 at 2:15 P.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.  
By Order of:  
WILLIAM E. HAMMOND,  
Zoning Commissioner,  
of Baltimore County  
Feb. 7.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 7, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time XXXXXX before the 23rd day of February, 1980, the XXXX publication appearing on the 7th day of February, 1980.

THE JEFFERSONIAN

Cost of Advertisement, \$ \_\_\_\_\_

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: FEB. 8, 1980  
Posted for: PETITION FOR SPECIAL EXCEPTION  
Petitioner: 130 SLADE AVENUE ASSOCIATES PARTNERSHIP  
Location of property: N/S SLADE AVE. 758' W. REISTERSTOWN ROAD  
Location of Signs: FRONT 126 SLADE AVE.  
Remarks: Thomas E. Nolan  
Posted by: Signature Date of return: FEB. 15, 1980

1-SIGN

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 85609

DATE: January 30, 1980 ACCOUNT: 01-662AMOUNT: \$50.00RECEIVED FROM: Newton A. WilliamsFOR: Filing Fee for Case No. 80-169-X

85609 50.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 86309

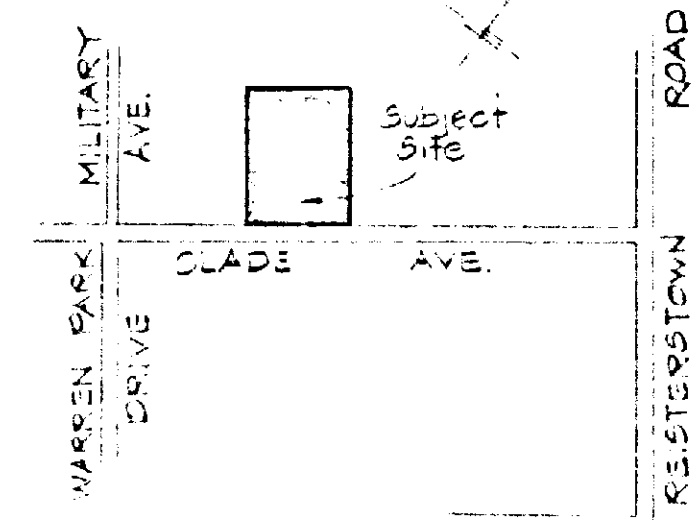
DATE: March 3, 1980 ACCOUNT: 01-662AMOUNT: \$12.00RECEIVED FROM: James D. Nolan, EsquireFOR: Advertising and Posting for Case No. 80-169-X

86309 4 44.00

VALIDATION OR SIGNATURE OF CASHIER



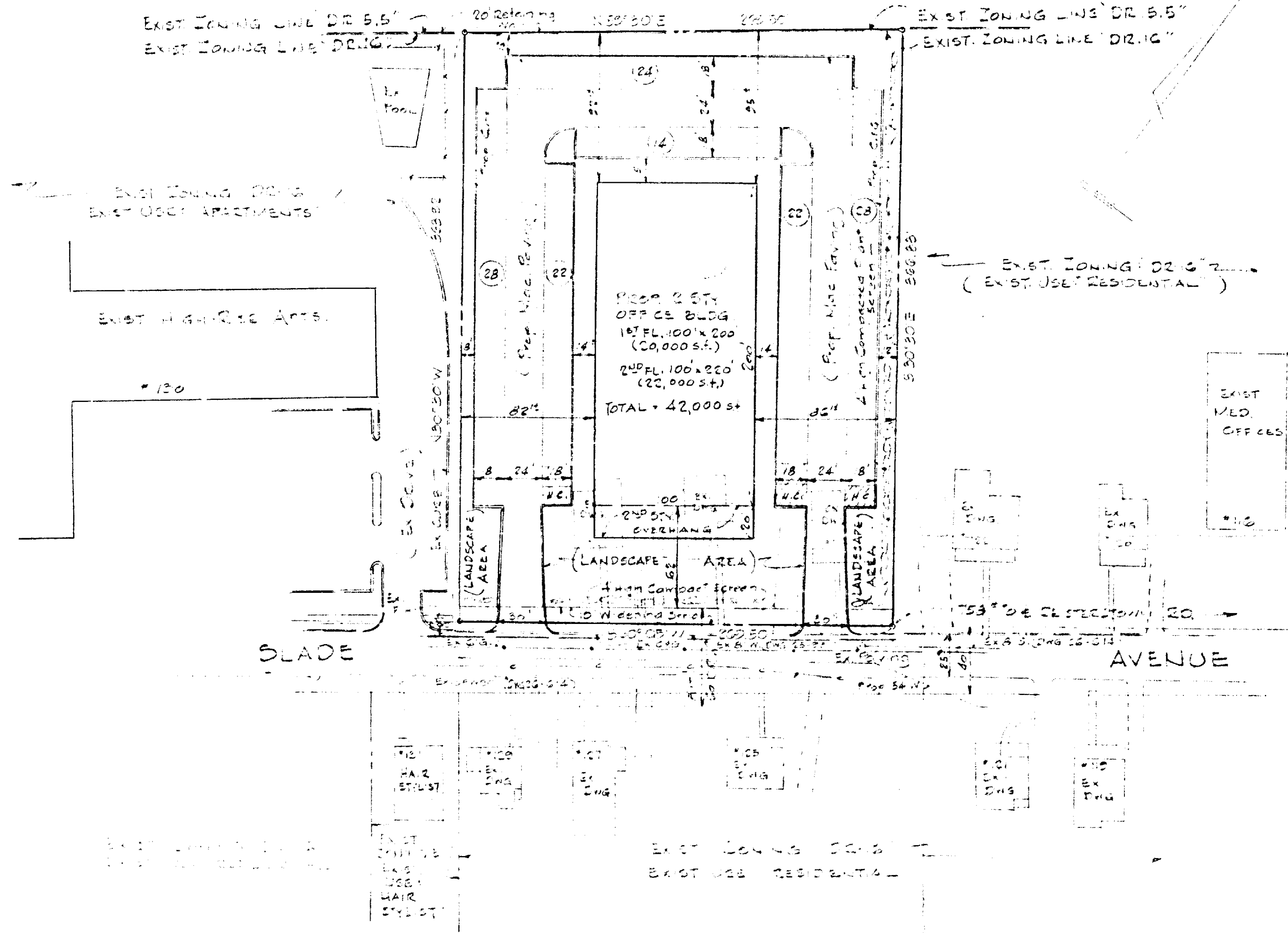
EXIST. ZONING "DR. 5.5"  
(EXIST. USE - "PIKEVILLE ARMORY")



LOCATION PLAN  
Scale 1"=300'

GENERAL NOTES

1. Total Area of Site = 2.25 Ac.
2. Existing Zoning of Property = DR. 5
3. Existing Use of Property = Residential Use
4. Proposed Zoning of Property = "DR. 5 w/ Special Exception"
5. Proposed Use of Property = "Office Use"
6. Off Street Parking Data:
  - A. Area From Bldg. (2 story)
    - 1st Fl. 20,000 sq. ft. / 1300 = 67 PS.
    - 2nd Fl. 22,000 sq. ft. / 1500 = 44 PS.
  - B. TOTAL PARKING SPACES SHOWN = 138 (9' x 5') SHG.
7. Exist. Driv. is available to site
8. Property located in "Gwynns Falls Watershed"
9. Site subject to street lights
10. Site subject to Sedimentation & Storm Water
11. Site to be sent to "Jones Falls"
12. Developer to furnish landscape plan for Slade Ave. prior to obtaining any building permit.



PLAT TO ACCOMPANY PETITION  
FOR  
SPECIAL EXCEPTION  
AT

124, 126 & 128 SLADE AVENUE

Election District #9  
Scale 1"=30'

Baltimore County, Md.

August 25, 1979

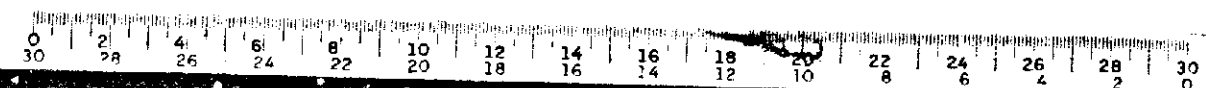
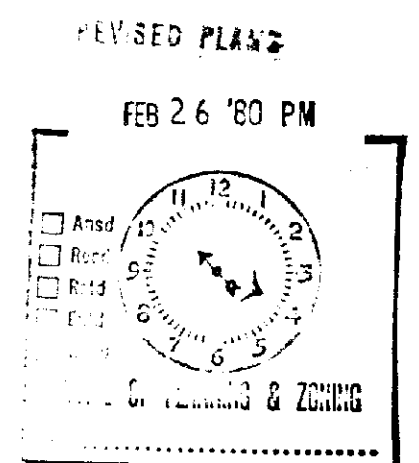
Rev. Jan. 18, 1980 per IAC.

(Planning staff, 30 Extra)

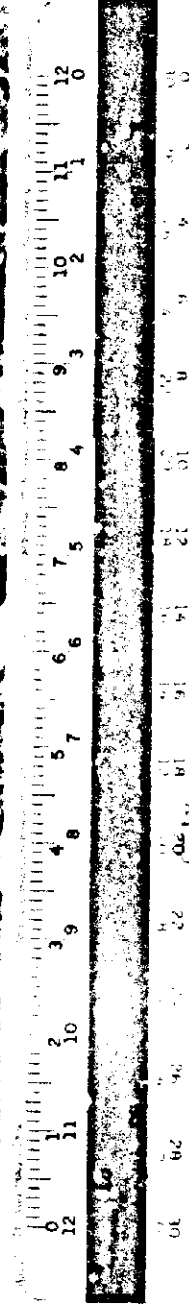
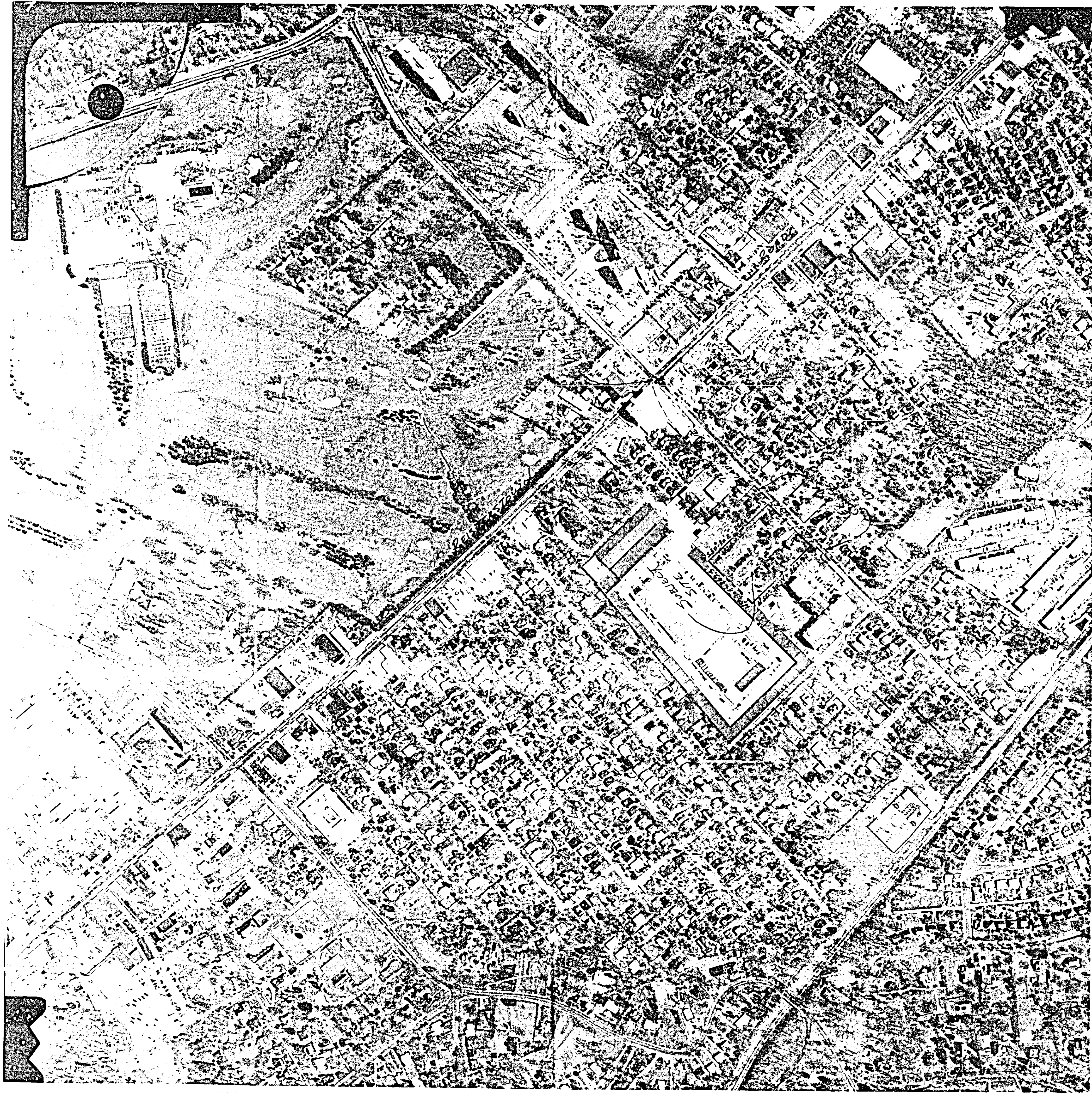
Rev. Feb. 26, 1980

per Planning Dept.

Paul Lee Engineering, Inc.  
304 W. Pennsylvania Ave.  
Baltimore, Maryland 21201



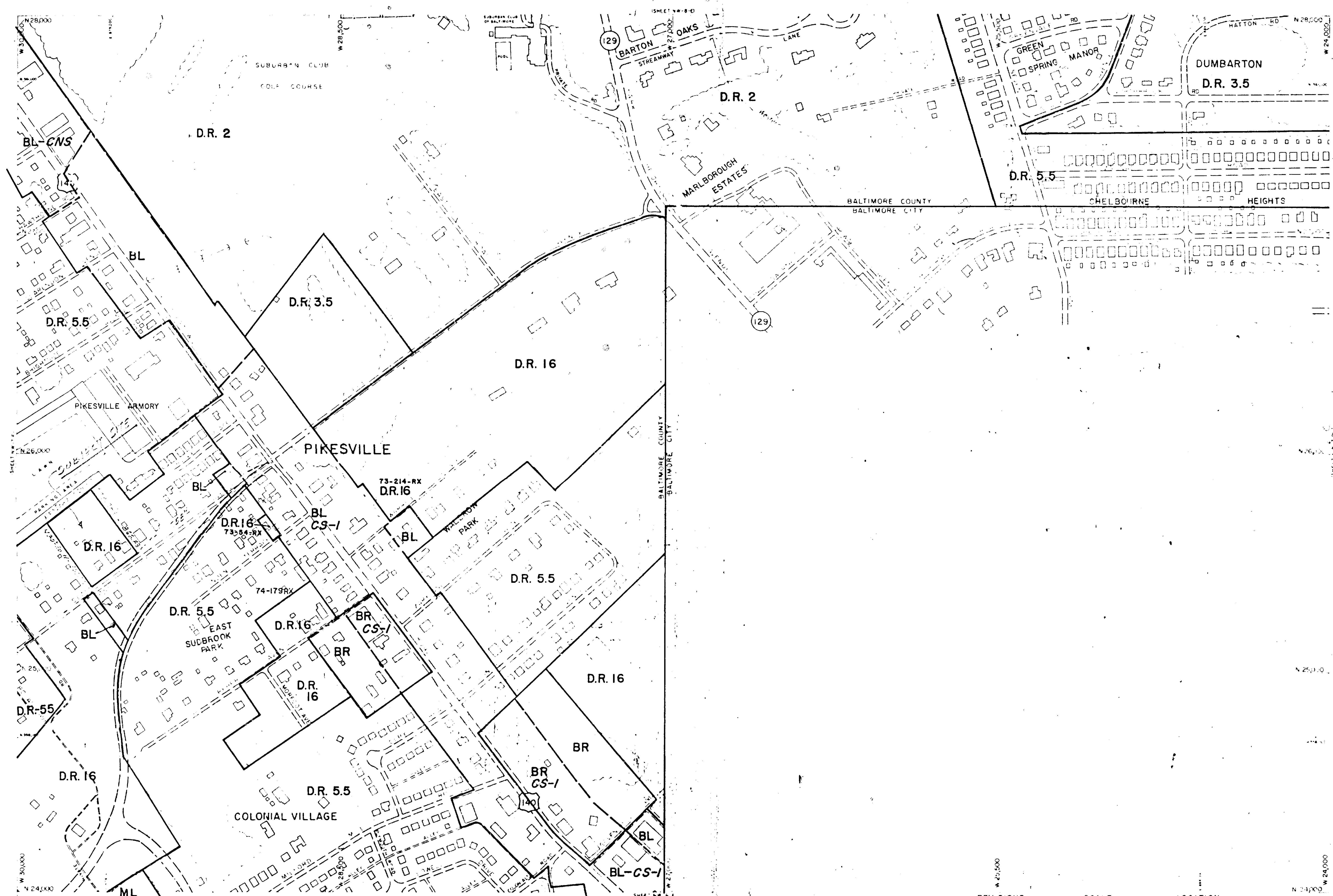




Scale: 1" = 200'

9-16 NE





1976 COMPREHENSIVE ZONING MAP  
 ADOPTED BY THE  
 BALTIMORE COUNTY COUNCIL  
 OCT 7, 1976 & OCT 8, 1976  
 BILL NOS. 108-76, 109-76, 110-76, 111-76,  
 112-76, 113-76, and 114-76

# PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS  
 BY DATE

SCALE  
 1" = 200'

LOCATION

SHEET

PIKESVILLE

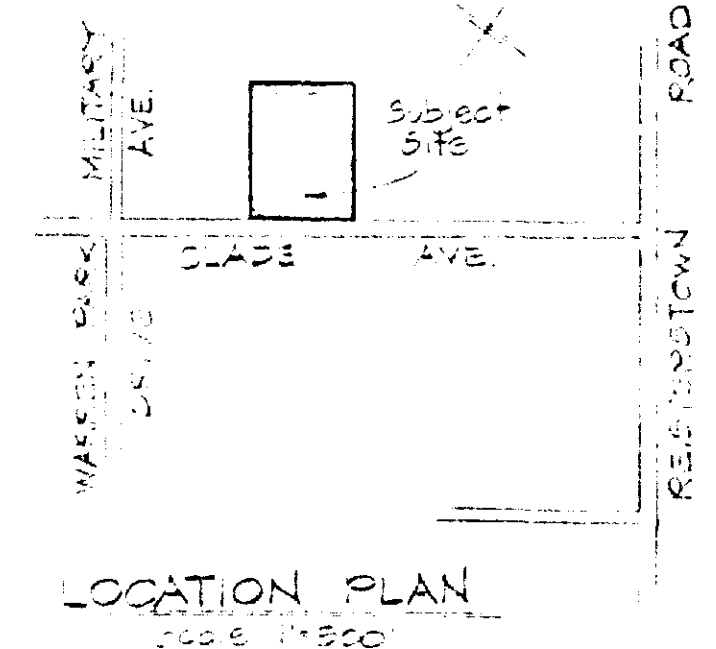
NW  
 7-E

Compiled By Photogrammetric Methods  
 AERO SERVICE CORPORATION-PHILADELPHIA, PA

EXIST. ZONING "DR. 5.5"  
(EXIST. USE - "PINE HILL APARTMENTS")

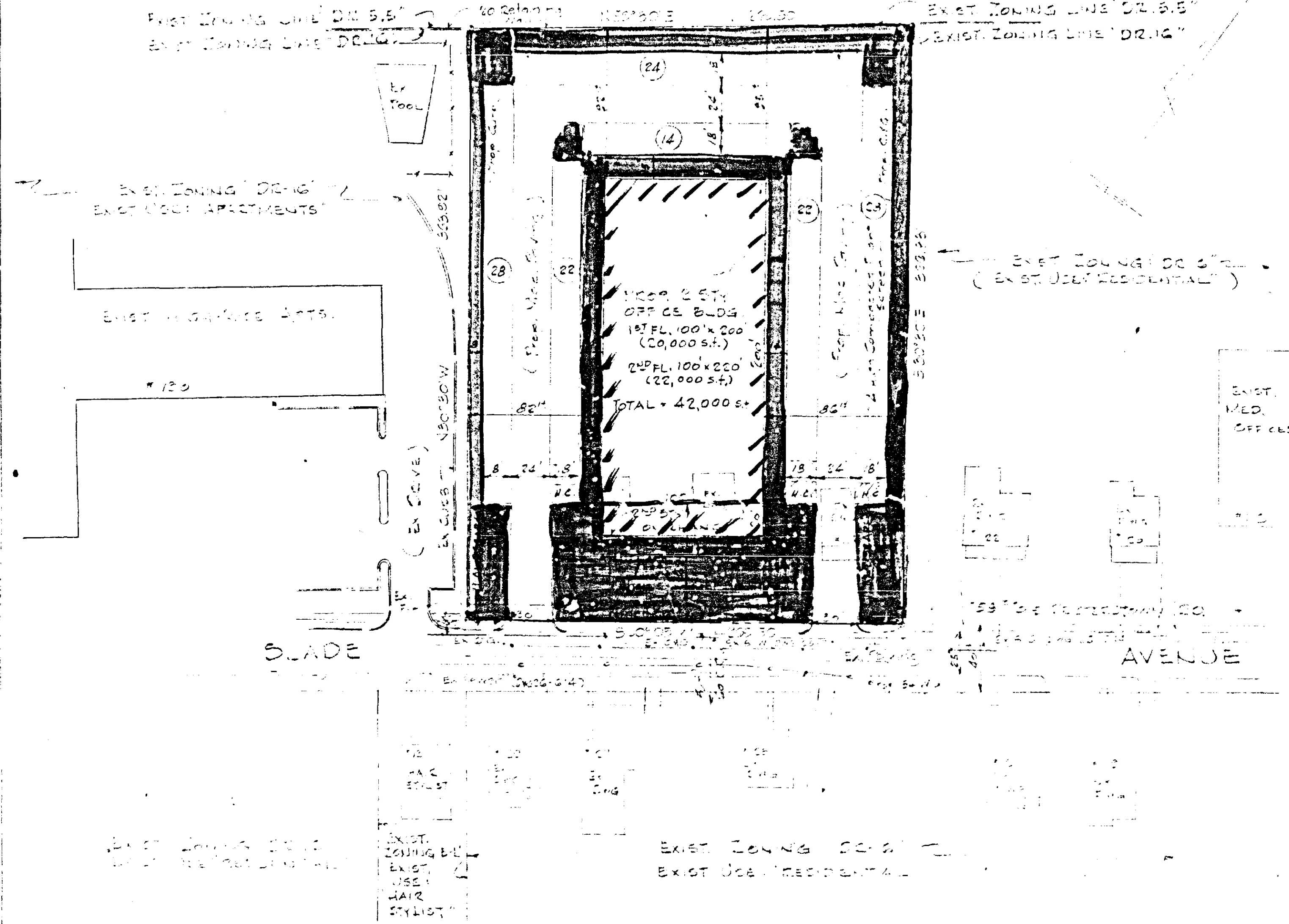
EXIST. ZONING LINE "DR. 5.5"  
EXIST. ZONING LINE "DR. 1G"

EXIST. ZONING LINE "DR. 5.5"  
EXIST. ZONING LINE "DR. 1G"



### GENERAL NOTES

1. Total Area of Site: 2.25 Ac.
2. Existing Zoning of Property: "DR. 5.5"
3. Existing Use of Property: Residential Use
4. Proposed Zoning of Property: "DR. 2 w/ Special Exception"
5. Proposed Use of Property: "Office Use"
6. Off Street Parking:
  - a. Area from Bldg. (2 story)
    - 1st Fl. 10,000 sq. ft. @ 67 sq. ft./space = 149 spaces
    - 2nd Fl. 22,000 sq. ft. @ 180 sq. ft./space = 122 spaces
  - b. TOTAL PARKING SPACES: 271
7. EXIST. Driveway available to site
8. Property located in City of Baltimore
9. Site subject to street frontage
10. Site subject to existing zoning ordinance
11. Site to be subject to "Jones Falls"
12. Developer to furnish landscape plan for Slade Ave. prior to obtaining any building permit.



PLAT TO ACCOMPANY PETITION  
FOR  
SPECIAL EXCEPTION  
AT

124, 126 & 128 SLADE AVENUE

Election District #3  
Scale: 1"=30'

Baltimore County, Md.

August 25, 1979

Rev. Jan. 18, 1980 per IAC

Comments

Rev. Feb. 26, 1980

per Planning Dept.

Plat for Capital City

304 W. Pennsylvania Ave.

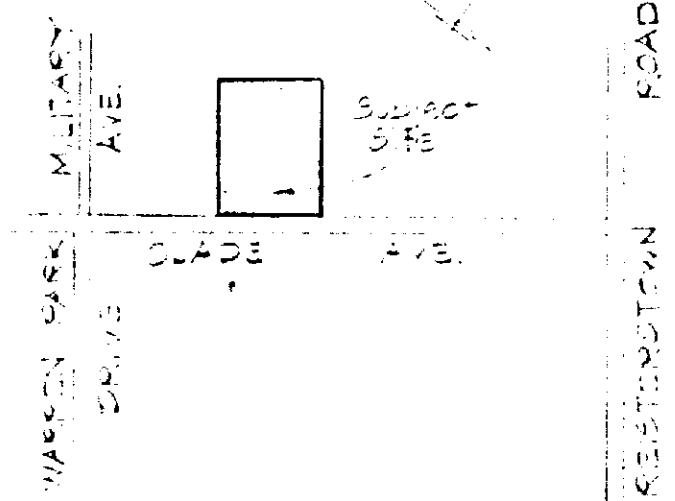
Baltimore, Maryland 21204



EXIST. ZONING "DR. 5.5"  
(EXIST. USE - "PIKESVILLE ARMORY")

EXIST. ZONING LINE "DR. 5.5"  
EXIST. ZONING LINE "DR. 16"

EXIST. ZONING LINE "DR. 5.5"  
EXIST. ZONING LINE "DR. 16"



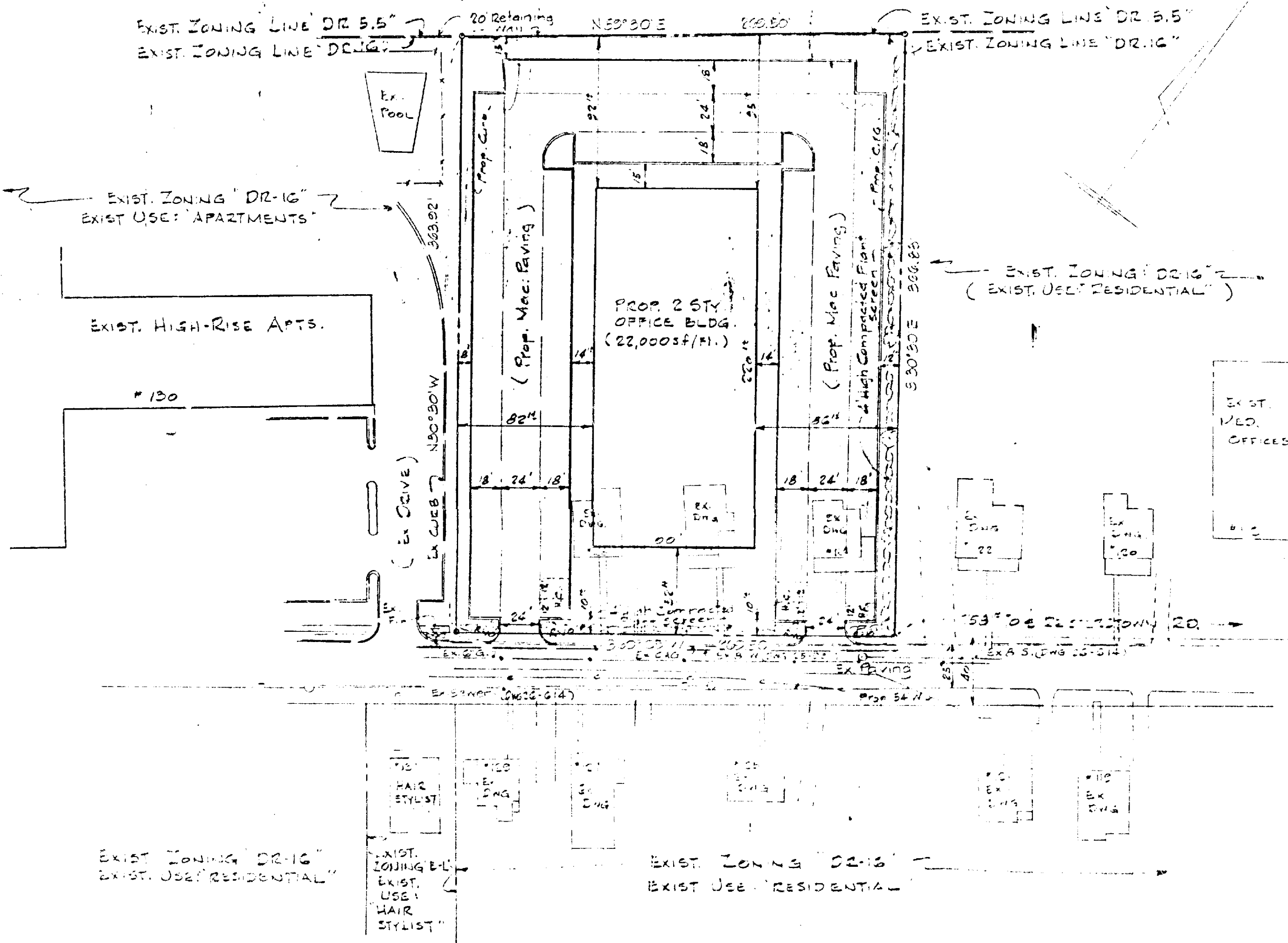
LOCATION PLAN  
100' = 1" = 100'

GENERAL NOTES

1. Total Area of Site - 225,400
2. Existing Zoning of Property - "DR. 5.5"
3. Existing Use of Property - "Residential"
4. Proposed Zoning of Property - "DR. 16" (Special Exception)
5. Proposed Use of Property - "Office Bldg."
6. Off Street Parking Spaces
  - A. Area From Bldg. 24' x 100' = 2,400 sq. ft.
  - B. 10' x 20' = 200 sq. ft.
  - C. 10' x 20' = 200 sq. ft.
  - D. 10' x 20' = 200 sq. ft.
  - E. 10' x 20' = 200 sq. ft.
  - F. 10' x 20' = 200 sq. ft.
  - G. 10' x 20' = 200 sq. ft.
  - H. 10' x 20' = 200 sq. ft.
  - I. 10' x 20' = 200 sq. ft.
  - J. 10' x 20' = 200 sq. ft.
  - K. 10' x 20' = 200 sq. ft.
  - L. 10' x 20' = 200 sq. ft.
  - M. 10' x 20' = 200 sq. ft.
  - N. 10' x 20' = 200 sq. ft.
  - O. 10' x 20' = 200 sq. ft.
  - P. 10' x 20' = 200 sq. ft.
  - Q. 10' x 20' = 200 sq. ft.
  - R. 10' x 20' = 200 sq. ft.
  - S. 10' x 20' = 200 sq. ft.
  - T. 10' x 20' = 200 sq. ft.
  - U. 10' x 20' = 200 sq. ft.
  - V. 10' x 20' = 200 sq. ft.
  - W. 10' x 20' = 200 sq. ft.
  - X. 10' x 20' = 200 sq. ft.
  - Y. 10' x 20' = 200 sq. ft.
  - Z. 10' x 20' = 200 sq. ft.

TOTAL NEED - 113 SP

7. TOTAL PARKING SPACES SHOWN - 127 (10' x 20' SPAC.)
8. EXIST. UNITS AVAILABLE TO SITE
9. PROPERTY LOCATED IN "CITY OF BALTIMORE"
10. SITE SUBJECT TO STREET CLOSURE
11. SITE SUBJECT TO DEED RESTRICTIONS
12. NOT A PART OF "CITY OF BALTIMORE"



PLAT TO ACCOMPANY PETITION  
FOR  
SPECIAL EXCEPTION  
AT

124, 126 & 128 SLADE AVENUE

Election District #3  
Scale 1" = 50'

Baltimore, Md. 21204  
August 1964

Paul Lee Engineering, Inc.  
264 W. Pennsylvania Ave.  
Baltimore, Maryland 21204



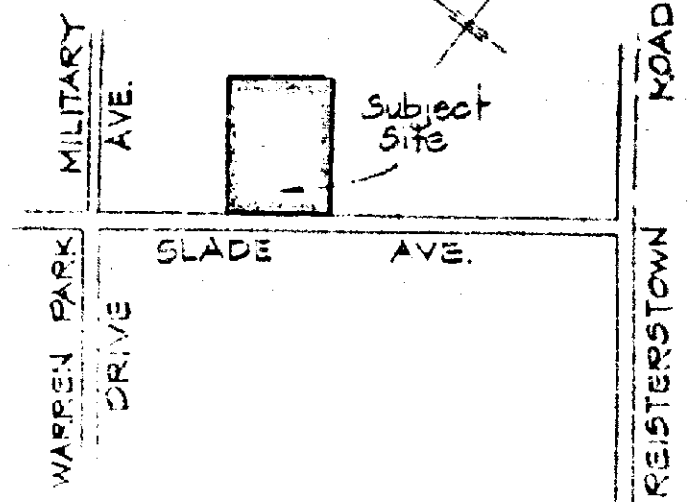
FD-169

City 1

EXIST. ZONING "DR. 5.5"  
(EXIST. USE - "PIKESVILLE ARMORY")

REAR OF CONCRETE BLOCK GARAGE BLDGS (15'±)

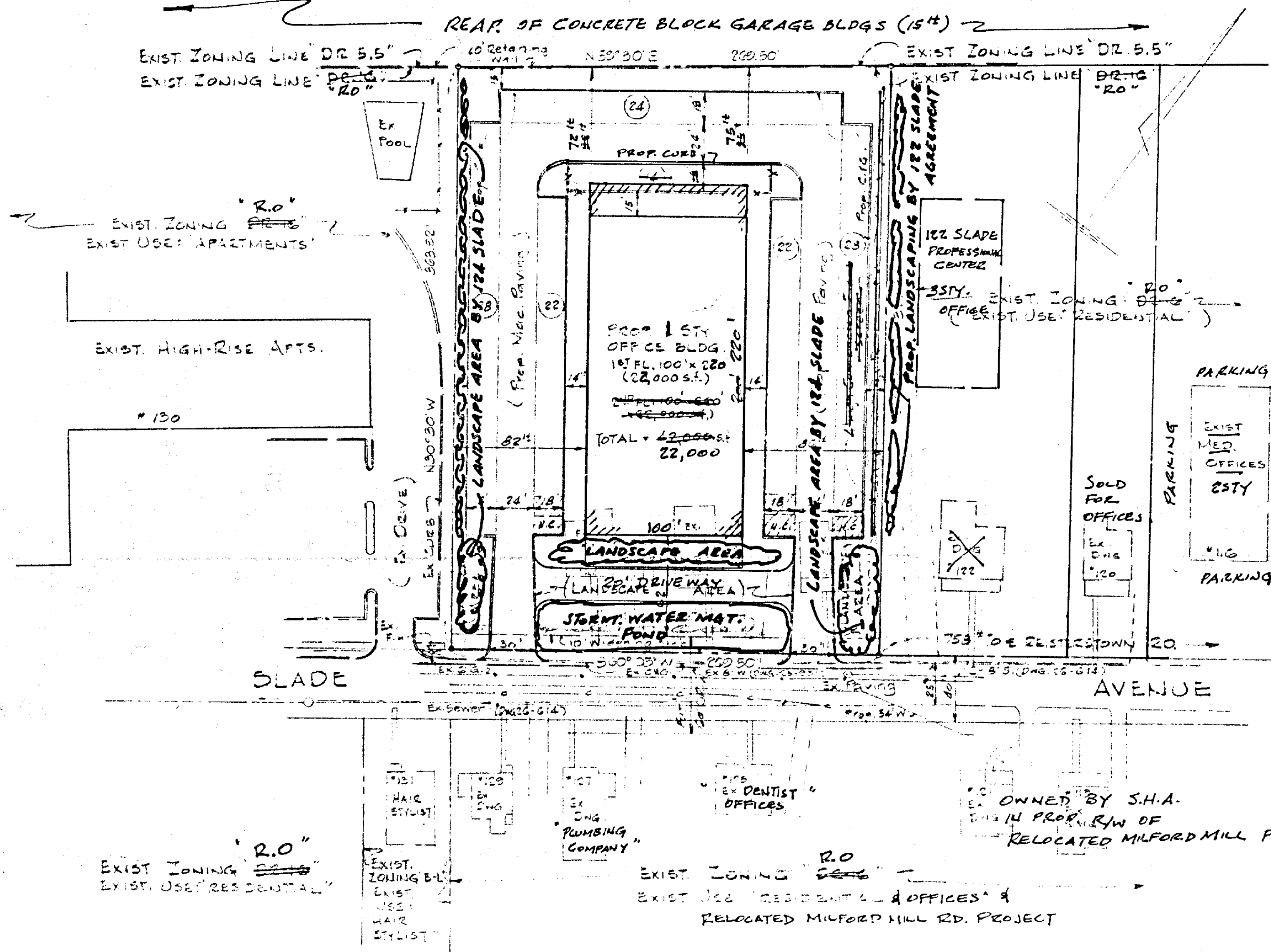
EXIST. ZONING LINE "DR. 5.5"  
EXIST. ZONING LINE "DR. 5.5"



LOCATION PLAN  
Scale 1" = 300'

GENERAL NOTES

1. Total Area of Site - 2.25 AC.
2. Existing Zoning of Property - "DR. 5.5" "R.O."
3. Existing Use of Property - Residential Use "VACANT"
4. Proposed Zoning of Property - "DR. 5.5" w/ Special Exception
5. Proposed Use of Property - "Office Use" PER S.E.
6. Off Street Parking Data:  
A. Area Prop. Bldg. (6 story)  
1st Fl. 22,000 S.F. @ 1300 = 67 P.S. 74
7. TOTAL 220' D. = 67 P.S. 74
8. TOTAL PARKING SPACES SHOWN = 124 (9x18') S.M.C.
9. Exist. Utilities available to site (SEE NOTE #11)
10. Property located in "Gwynns Fall Watershed"
11. Site subject to Street Rights
12. Site subject to Sedimentation & Storm Water Mgt Policy of Baltimore County
13. Site to serve to "Jones Falls"
14. Developer to furnish landscape plan for Slade Ave. prior to obtaining any building permit.



PLAT TO ACCOMPANY PETITION  
FOR  
SPECIAL EXCEPTION  
AT  
124, 126 & 128 SLADE AVENUE

Election District #9  
Scale 1" = 30'

Baltimore County, Md.  
August 25, 1979  
Rev. Jan. 16, 1980 per IAC

Paul Lee Engineering, Inc. (Submitting stamp, 30' Lx 10' W)  
304 W. Pennsylvania Ave.  
Baltimore, Maryland 21201  
Rev. Feb. 26, 1980 per Planning Dept.  
Rev. Sep 27 1983



80-169-X



## JUL 21 1960



ORDER RECEIVED FOR FILING

DATE April 23 1980

BY John M. N. Jung

Administrative Assistant

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for an office building and offices should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the herein Petition for Special Exception for an office building and offices, in accordance with the site plan prepared by Paul Lee Engineering, Inc., dated February 26, 1980, and marked Petitioner's Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
2. That said Special Exception be utilized within five years or become null and void.

John M. N. Jung  
Deputy Zoning Commissioner of Baltimore County

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

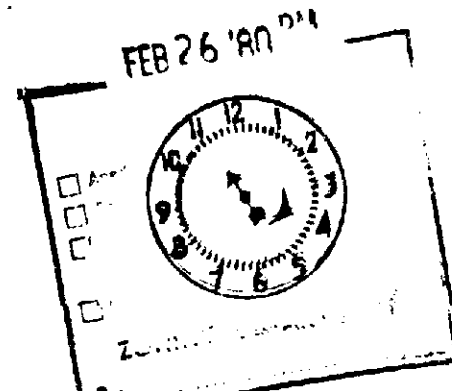
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 197 \_\_, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

I HEREBY CERTIFY that on this 24 day of Feb, 1980, a copy of the foregoing Memorandum of Law was mailed to Jack W. Hessian, III, Esquire, People's Counsel and Peter Max Zimmerman, Esquire, Deputy People's Counsel, both at Baltimore County Office Building, Towson, Maryland 21204.

James D. Nolan  
James D. Nolan

LAW OFFICES  
NOLAN, PLUMHOFF  
& WILLIAMS  
TOWSON, MD.



-6-

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



#### PETITION AND SITE PLAN

#### EVALUATION COMMENTS

James D. Nolan, Esquire  
Nolan, Plumhoff and Williams  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

cc: Mr. Paul Lee, Engineering  
304 W. Pennsylvania Ave.  
Towson, Maryland 21204

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of January, 1980.

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner 130 Slade Avenue.

Petitioner's Attorney James D. Nolan, Esq.

Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 21, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

James D. Nolan, Esquire  
Nolan, Plumhoff and Williams  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 106  
Petitioner-130 Slade Avenue  
Special Exception Petition

Dear Mr. Nolan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to raze the existing dwellings on this property, which is located on the north side of Slade Avenue west of Reisterstown Road in the 3rd Election District, and construct a two story office building, this Special Exception hearing is required. Adjacent properties are improved with dwellings and an apartment building to the east and west respectively, while dwellings exist directly opposite this site on Slade Avenue. As you are aware, the dwelling known as 125 Slade Avenue, is being proposed to be converted to office use and will be heard immediately preceding the subject hearing.

In view of the fact that revised plans, reflecting the comments from the State Highway Administration, were submitted this petition was scheduled for a hearing. Particular attention should be afforded to the comments of the Department of Permits and Licenses and those of the Health Department.

Item No. 106  
Special Exception Petition  
February 21, 1980

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Mr. Paul Lee, Engineering  
304 W. Pennsylvania Ave.  
Towson, Md. 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 16, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #106 (1979-1980)  
Property Owner: 130 Slade Avenue Associates Partnership  
N/S Slade Ave. 758' W. Reisterstown Rd.  
Existing Zoning: DR 16  
Proposed Zoning: Special Exception for offices  
(IDCA 79-44R)  
Acres: 2.26 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

Comments were supplied for this property for Project FIP 79-44X.

#### Highways:

Slade Avenue (Md. 890) and the proposed Slade Avenue Relocation are State Highway Administration projects; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The existing portion of Slade Avenue is being considered for acceptance by Baltimore County for maintenance; therefore, in anticipation of County maintenance, this section of Slade Avenue is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in the future.

The construction and/or reconstruction of concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

#### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #106 (1979-1980)  
Property Owner: 130 Slade Avenue Associates Partnership  
Page 2  
January 16, 1980

#### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

#### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the three dwellings on this overall site.

It is anticipated that no sanitary sewer connections will be available for projects within the Gwynns Falls drainage basin until the improvements at the Patapsco Waste Water Treatment Plant are completed, which is expected to be in June, 1981.

The Petitioner is responsible for the cost of capping and plugging any existing service connections not used to serve the proposed two-story office building.

Very truly yours,

Ellsworth N. Diver  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner, J. Somers, J. Meyers

C-SW Key Sheet  
NW 7 E Topo  
26 NW 20 Pos. Sheet  
78 Tax Map



JOHN D. SEYFFERT  
DIRECTOR

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #106, Zoning Advisory Committee Meeting, December 4, 1979, are as follows:

Property Owner: 130 Slade Avenue Associates Partnership  
Location: N/S Slade Avenue 758' W. Reisterstown Road  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 79-44-X)  
Acres: 2.26  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Project and Development Planning



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Caltrider  
Administrator

December 17, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Re: Z.A.C. Meeting, Dec. 4, 1979  
ITEM: 106.  
Property Owner: 130 Slade Avenue Associates Partnership  
Location: N/S Slade Ave., (Route 890) - 758' W Reisterstown Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 79-44-X)  
Acres: 2.26  
District: 3rd

Dear Mr. Hammond:

The proposed entrances must have a minimum width of 25'. A 30' width is recommended. Stopping sight distance is less than desirable at the west entrance. The alternatives are to eliminate this entrance or locate it to the east.

The existing entrances must be indicated and must be noted to be closed with standard curb and sidewalk sections. The distance from the center of the highway to the roadside curb must be noted.

There is a minimum 60' right of way proposed that must be indicated. A standard concrete curb must be noted between the parking areas and the proposed right of way line.

The plan must be revised prior to a hearing date being assigned.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*John E. Meyers*  
By: John E. Meyers

CLJEM:vrd

My telephone number is (301)383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 16, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 106  
Property Owner: 130 Slade Avenue Associates Partnership  
Location: N/S Slade Ave. 758' W Reisterstown Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 79-44-X)

Acres: 2.26  
District: 3rd

Dear Mr. Hammond:

The proposed general office building can be expected to generate 270 trips per day. Reisterstown Road has capacity problems at this time. Slade Avenue was built for residential use and problems can be expected with the expansion of office buildings.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

January 16, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #106, Zoning Advisory Committee Meeting of December 4, 1979, are as follows:

Property Owner: 130 Slade Avenue Associates Partnership  
Location: N/S Slade Ave., 758' W Reisterstown Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 79-44-X)  
Acres: 2.26  
District: 3rd

Metropolitan water and sewer are available. Connection to the public sewer is subject to the Gwynns Falls Sewer moratorium.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

cc: Division of Air Pollution



baltimore county  
fire department  
TOWSON, MARYLAND 21204  
(301) 825-7310

Paul H. Reincke  
CHIEF

December 19, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee

Re: Property Owner 130 Slade Avenue Associates Partnership  
Location: N/S Slade Ave. 758' W Reisterstown Rd.

Item No. 106 Zoning Agenda: Meeting of 12/4/79  
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

- ( ) 6. Site plans are approved as drawn.

- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hagan* Noted and Approved: *George M. Hagan*  
Planning Group Fire Prevention Bureau  
Special Inspection Division



baltimore county  
department of permits and licenses  
TOWSON, MARYLAND 21204  
(301) 494-3610

Ted Zaleski, Jr.  
DIRECTOR

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

REVISED  
Comments on Item #106 Zoning Advisory Committee Meeting, January 5, 1980 are as follows:

Property Owner: 130 Slade Avenue Associates Partnership  
Location: NS Slade Ave. 758' W Reisterstown Road  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 79-44-X)

Acres: 2.26  
District: 3rd

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1978 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional \_\_\_\_\_ permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- I. No Comment.
- X J. Comment: All handicapped spaces shall be 32'-0" wide and ramped to side walk. An elevator is required by Handicapped Code of Maryland. Plan should indicate dimensions to be \_\_\_\_\_ only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj



baltimore county  
department of permits and licenses  
TOWSON, MARYLAND 21204  
(301) 494-3610

JOHN D. SEYFFERT  
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #106 Zoning Advisory Committee Meeting, December 4, 1979 are as follows:

Property Owner: 130 Slade Avenue Associates Partnership  
Location: N/S Slade Ave - 758' W Reisterstown Road  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 79-44-X)

Acres: 2.26  
District: 3rd

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional \_\_\_\_\_ permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- I. No Comment.
- X J. Comment: An elevator to satisfy Handicapped Code criteria shall be provided.
- NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 28, 1979

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: December 4, 1979

RE: Item No: 96, 105, 106, 107, 108, 109  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

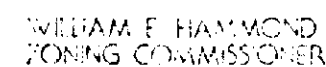
All of the above have no bearing on student population.

Very truly yours,

*Wm. N. Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

136 542



April 23, 1980

James D. Nolan, Esquire  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
N/S of Slade Ave., 758' W of  
Reisterstown Rd. - 3rd Election  
District  
130 Slade Avenue Associates  
Partnership - Petitioner  
NO. 80-169-X (Item No. 106)

Dear Mr. Nolan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHHJ/mc

### Attachments

cc: Mr. Albert Lettre  
206 Slade Avenue  
Pikesville, Maryland 21208

John W. Hessian, III, Esquire  
People's Counsel

Stephen Marc Apts.	GA	15	Balto. City
Pikeny Court Apts.	GA	20	Balto. City
Greenspring Apts.	GA	168	Balto. City
Hilltop Apartments	GA	50	Balto. City
Strathmore Apartments	GA	10	Balto. City
Warren Park Apts.	GA	200	Baltb. Cnty
Jamesstown Apartments	RTH	335	Balto. City
Purcell Village Apts.	RTH	274	Balto. City
Williston Apartments	RTH	98	Balto. City
Beraldry Square	RTH	270	Balto. Cnty
Kingswood Common	TH	90	Balto. Cnty
Kingswood Common	RTH	180	Balto. Cnty
Horizon House	HR	212	Balto. City
Bazelcrest Apartments	GA	48	Balto. City

S-F Single-Family  
GA Garden Apartments  
HR High Rise Apartments  
RTH Rental Townhouse  
TH Townhouse -

S.C. Shopping Center  
O.B. Office Building  
B.H. Banquet Hall &  
Commissary  
M.H. Motor Hotel  
W.H. Warehouse

## BALTIMORE COUNTY, MARYLAND

**INTER-OFFICE CORRESPONDENCE**

Mr. W. E. Hammond  
Zoning Commissioner  
TO \_\_\_\_\_ Date February 27, 1980  
John D. Seyffert, Director  
FROM Office of Planning and Zoning  
Petition No. 80-169-X Item 106  
SUBJECT \_\_\_\_\_

Petition for Special Exception  
North side of Slade Avenue, 758 feet West of Reisterstown Road  
Petitioner 130 Slade Avenue Associates Partnerships

### Third District

HEARING: Thursday, February 28, 1980 (2:15 P.M.)

As of result of a meeting between the contract purchasers of this site and the planning staff, the petitioner submitted to this office a revised plan dated February 26, 1980. This proposal, with the reduction in amount of paved area and ground floor building coverage, satisfies the planning staff <sup>as</sup> to its concerns expressed in an earlier comment dated February 12, 1980. It is the staff's understanding that the petitioner will submit this revised plan at the hearing and provide a suitable landscaping plan that would satisfy the Division of Current Planning and Development.

John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab



LEVINDALE HEBREW GERIATRIC CENTER AND HOSPITAL

Belvedere &amp; Green Spring Avenues Baltimore, Maryland 21215 301-456-8700

February 23, 1980

Attn: Hearing Officer  
Zoning Department  
Baltimore County

Dear Sir:

The Levindale Hebrew Geriatric Center and Hospital operates a group living arrangement for 23 patients, known as the Shirley and Philip Hurwitz House, located at 131½ and 133 Slade Avenue, Baltimore County, MD.

We were advised of a zoning exception being sought to construct an office building on the north side of the 100 block of Slade Avenue.

Please be advised that the construction of this office building would offer nothing adverse to the interest of the Shirley and Philip Hurwitz House. The office building would afford a better appearance than the three dilapidated houses currently there.

Sincerely yours,

Louis M. Balk, Administrator  
Shirley and Philip Hurwitz House

LMB/sk

GORDON J. SAGIANTE, President; ROBERTS GINSBURG, 1st Vice President; GUBERT SANDLER, 2nd Vice President; SANDER L. WILKINSON, 3rd Vice President; JONAS EINHORN, Treasurer; DR. ARTHUR EISENMAN, Joint Treasurer; DR. WILLIAM J. FARMER, Secretary; STANLEY A. RUBINOFF, Joint Secretary.

Location	G/C	Cap.	G/C	Cap.	Volume Aol	Future Volume	V/C	used at * Service
Raistratoun Rd. N. of Slade	.43	1205	.54	1513	914	728	.48	A
					-190			
					717			
Raistratoun Rd. N. of Slade left turn	.09	190	.09	190	0		N/A	
Slade Avenue W. of Raistratoun	.38	744	.27	529	155	239	.45	A
Slade Avenue E. of Raistratoun	.38	1123	.27	798	387	396	.50	A
* Highway Capacity Manual, 1965, p. 323.								

Paul Lee, P.E.

*Paul Lee Engineering Inc.*  
304 W. Pennsylvania Ave.  
Towson, Maryland 21204  
821-5941

## DESCRIPTION

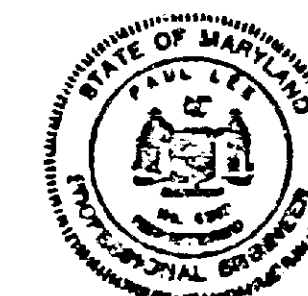
124, 126, AND 128 SLADE AVENUE

THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for a Special Exception in a DR 16 Zone  
for Office Use.

Beginning for the same at a point on the North side of Slade Avenue, said point being located westerly 758 feet  $\pm$  from the center line of Reisterstown Road; thence binding on the north side of Slade Avenue (1) S 60 degrees 05 minutes W 269.50 feet  $\pm$ , thence leaving said north side of Slade Avenue (2) N 30 degrees 30 minutes W 363.92 feet to intersect the existing DR 16 and DR 5.5 zoning line as shown on Baltimore County Zoning Map N# 7 E; thence binding on said zoning line (3) N 59 degrees 30 minutes E 269.50 feet  $\pm$ , thence leaving said zoning line (4) S 30 degrees 30 minutes E 366.83 feet  $\pm$  to the place of beginning.

Containing 2.26 acres of land, more or less, and known as  
124, 126 and 128 Slade Avenue.



Engineers — Surgeons — Life Planners 8/29/79